

**ROSENBERG DEVELOPMENT CORPORATION  
MEETING MINUTES**

On this the 8<sup>th</sup> day of May 2014, the Rosenberg Development Corporation (RDC) of the City of Rosenberg, Fort Bend County, Texas, met in a Regular Session, at the Rosenberg Civic Center located at 3825 Highway 36 South, Rosenberg, Texas 77471.

**DIRECTORS PRESENT**

Allen Scopel	Vice President
Ted Garcia	Treasurer
Vincent Morales	Director
Dwayne Grigar	Director
Jimmie Peña	Director

**DIRECTORS ABSENT**

Bill Knesek	President
Laurie Cook	Secretary

**CITY OF ROSENGERG STAFF PRESENT**

Randall D. Malik	Economic Development Director
Rachelle Kanak	Assistant Economic Development Director
Joyce Vasut	Executive Director of Administrative Services
Cynthia Sullivan	Secretary II

**CALL TO ORDER.**

Vice President Scopel called the meeting to order at 4:00 p.m.

**STATEMENT OF RULES PERTAINING TO AUDIENCE COMMENTS.**

Cynthia Sullivan, Secretary II, read the statement of rules pertaining to audience comments.

**COMMENTS FROM THE AUDIENCE.**

There were no comments from the Audience.

**CONSENT AGENDA**

- A. CONSIDERATION OF AND ACTION ON THE REGULAR ROSENBERG DEVELOPMENT CORPORATION MEETING MINUTES FOR APRIL 3, 2014, ROSENBERG DEVELOPMENT CORPORATION SPECIAL WORKSHOP MEETING MINUTES FOR APRIL 3, 2014, AND ROSENBERG DEVELOPMENT CORPORATION SPECIAL MEETING MINUTES FOR APRIL 29, 2014.
- B. CONSIDERATION OF AND ACTION ON THE MONTHLY ROSENBERG DEVELOPMENT CORPORATION FINANCIAL REPORTS FOR THE PERIOD ENDING APRIL 30, 2014.
- C. CONSIDERATION OF AND ACTION ON A REPORT FROM THE COMMUNICATIONS DIRECTOR REGARDING THE PREVIOUS MONTH'S COMMUNICATIONS ACTIVITIES AND CONTACTS.

**Action:** Director Morales moved and Director Garcia seconded the motion to approve Consent Agenda items A, B, and C. The motion passed unanimously by those present.

**AGENDA**

- 1. REVIEW AND DISCUSS LOCAL ENHANCEMENTS ALONG THE US 59 / I-69 EXPANSION PROJECT CORRIDOR, AND TAKE ACTION AS NECESSARY.  
*Key discussion points:*

- Texas Department of Transportation (TxDOT) is proposing reconstruction of three existing bridges in the City of Rosenberg: Reading Road, FM2218 and SH36 as part of the I-69 expansion.
- TxDOT is receptive to including aesthetic enhancements to the six (6) overpasses.
- TxDOT's expedited schedule is the next 30-60 days.
- The goal for this Board is to have a discussion, and when consensus is reached regarding this project, then determine the level of RDC's improvement proposal.
- SWA Group's cost for design services would be \$7,500 plus 6-8% of the total cost of the project.
- The City of Rosenberg's seal could be incorporated into the panels as they are built.
- Next meeting with TxDOT will include the color pallets and design possibilities.
- Staff will provide renditions and cost estimates after the meeting with TxDOT.

No action was taken.

**2. CONSIDERATION OF AND ACTION ON RETAINING AN ATTORNEY TO ADVISE ROSENBERG DEVELOPMENT CORPORATION ON LEGAL MATTERS.**

***Key discussion points:***

- The Administrative Services Agreement between the RDC and the City allows for the City Attorney to advise and review contracts for RDC.
- The City Attorney could invoice RDC separately for legal counsel on an as needed basis.

**Action:** Director Grigar moved and Director Garcia seconded the motion to utilize the City Attorney for legal matters except for special programs. The motion passed unanimously by those present.

**3. CONSIDERATION OF AND ACTION ON DOWNTOWN CITY OWNED PROPERTY, GENERALLY LOCATED AT 2100 AVENUE G.**

***Key discussion points:***

- General discussion was held regarding a piece of property (less than .2 acres) purchased by the City of Rosenberg and funded by RDC for parking downtown. The current design planned for approximately fifteen (15) parking spaces. There is a building on the property which needs to be demolished.
- Staff recommends not moving forward with the proposed parking lot.
- Staff was directed to research the cost for demolition of the building on that piece of property.

No action was taken.

**4. CONSIDERATION OF AND ACTION ON A REPORT FROM THE ECONOMIC DEVELOPMENT DIRECTOR REGARDING THE PREVIOUS MONTH'S ECONOMIC DEVELOPMENT ACTIVITIES AND CONTACTS.**

***Key discussion points:***

- Mr. Malik gave an overview of the monthly report including an update on current projects.

No action was taken.

**5. REVIEW AND DISCUSS REQUESTS FOR FUTURE AGENDA ITEMS AND TAKE ACTION AS NECESSARY.**

- Discussion followed regarding road work and RDC funding roads. Mr. Malik explained that if a road enhances business development, RDC would be able to fund the road.

There were no requests for future agenda items.

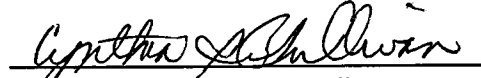
**6. ANNOUNCEMENTS.**

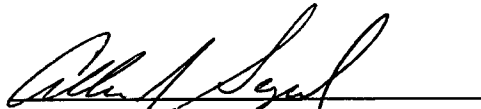
- The City has started their budget process, and RDC Finance Committee will have a meeting later this month to discuss the budget.

- Mr. Malik presented a memorandum regarding aesthetic changes to Rosenberg Business Park deed restrictions. City staff and Rosenberg Business Park Developer have reached an agreement on the Rosenberg Business Park deed restrictions.

**7. ADJOURNMENT.**

**Action:** Director Morales moved and Director Garcia seconded the motion to adjourn the meeting at 5:00 p.m. The motion passed unanimously by those present.

  
Cynthia Sullivan, Secretary II  
City of Rosenberg

  
Allen Scopel, Vice-President  
Rosenberg Development Corporation

RDC Minute Attachments:

1. Malik Memorandum – May 07, 2014

# MEMORANDUM

ECONOMIC DEVELOPMENT DEPARTMENT

May 7, 2014

TO: RDC Board

FROM: Randall Malik, Economic Development Director

RE: Rosenberg Business Park Deed Restrictions

## **Aesthetic Changes to Rosenberg Business Park Deed Restrictions**

RDC Board Members,

The City of Rosenberg Staff and Rosenberg Business Park Developer have reached an agreement on the Rosenberg Business Park Deed Restrictions. The Deed Restrictions will be presented to City Council on May 20<sup>th</sup>. Below, are some of the aesthetic changes that were incorporated into the Rosenberg Business Park Deed Restrictions.

**Sec. 2.1:** Removed possibility of a restaurant, gasoline service station, or motel use on the property.

**Sec. 2.2:** Allows the City of Rosenberg the opportunity to approve temporary buildings.

**Sec. 2.9:** Requires all outside storage areas to be screened by coated chain link fence with slats or trees and shrubs. The original agreement allowed for a galvanized chain link fence.

**Sec. 3.3:** Incorporates landscaping standards into the agreement. (attached on following pages)

**Sec. 5.5:** Requires front building elevation to consist of 100% masonry, glass, or a combination thereof. Further, the agreement limits the total height of a building to 70ft.

**Sec. 5.6:** Limits the location of loading docks on buildings. The agreement requires that, "the location of loading docks or loading areas shall be in the rear or side of the building or, if in the front of the building, a minimum of 50 feet from any street and screened similar to outside storage areas as described in Section 2.9."

**Sec 7.4:** Requires all signs to conform to City of Rosenberg Sign Standards.

**ROSENBERG BUSINESS PARK**  
**Landscape Guidelines**  
**2-25-14**

Landscape and Lighting Plans should be submitted in advance to the Architectural Control Committee "ACC" and should meet these minimum guidelines as provided for in this document.

- Minimum of 15% of lot to be landscaped using trees, shrubs, or grass.
- All grassed seeds to be Common Bermuda.
- (1) Street tree for each 30 feet of lot width along business parks main road - See Schedule "A"; Street Trees for approved specimens.
- Trees may be clustered or spaced linearly; they need not to be placed evenly.
- (2) Parking lot tree to be provided for every 10 parking spaces within properties not adjacent to the park's main road. Parking lot trees to be split between 30% canopy trees and 70% ornamental trees – See Schedule "A"; Parking Lot Trees for approved specimens.
- All parking spaces to be screened using Waxleaf Ligustrums; installed plant to be no less than 3 gallon, 26" minimum height planted; minimum 36" o.c. spacing.
- All trees to be no less than 30 gallon in size at time of planting or no less than 1.5" Cal, minimum 8-10 feet in height.
- Any exposed storage yard fencing with a direct line of site to business park's main road to be screened with Waxleaf Ligustrums; installed plant to be no less than 15 gallon, 4-5 feet minimum height planted; minimum 48" o.c. spacing. Unless otherwise approved by the ACC, all outside storage areas or facilities shall be separated from adjoining public streets or from other property by fencing of at least six (6) feet in height composed of galvanized chain link or equal material, and shall be screened from the street or other property by slats, or trees and shrubs. (As referenced in Article 2.9 of the deed restrictions for Rosenberg Business Park.)
- All Landscape area to be irrigated 100% using permanent underground irrigation system.
- Monument and Building signs should meet the minimum standards of the ACC and submitted in advance to the ACC for review and approval.
- The ACC reserves the right to grant variances to these guidelines based on the size and configuration of the site or other special circumstances as determined by the ACC to be in the best interest of the Park and the City of Rosenberg.

SCHEDULE "A"  
Approved Plant Species

1. Street Trees

Scientific Name	Common Name	Heirzht	Soread	Growth Rate	Comments
Quercus virginiana	Live Oak	Large	50	Slow	Semi-Decidious
Quercus shumardii	Shumard Oak	Large	40	Slow	Fall Color
Acer rubrum	Red Maple	Large	30	Medium	Fall Color
Platanus mexicana	Mexican Sycamore	Large	50	Fast	Unique Leaf
Taxodium distichum	Bald Cypress	Large	30	Fast	Semi-Decidious
Pinus taeda	Loblolly Pine	Large	30	Fast	Evergreen
Quercus falcata	Southeren Red Oak	Large	40	Slow	Fall Color

2. Parking Lot Trees

Canopy Trees

Scientific Name	Common Name	Heirzht	Soread	Growth Rate	Comments
Quercus virginiana	Live Oak	Large	50	Slow	Semi-Decidious
Quercus shumardii	Shumard Oak	Large	40	Slow	Fall Color
Acer rubrum	Red Maple	Large	30	Medium	Fall Color
Platanus mexicana	Mexican Sycamore	Large	50	Fast	Unique Leaf
Taxodium distichum	Bald Cypress	Large	30	Fast	Semi-Decidious
Pinus taeda	Loblolly Pine	Large	30	Fast	Evergreen
Quercus falcata	Southeren Red Oak	Large	40	Slow	Fall Color

3. Ornamental Trees

Scientific Name	Common Name	Height	Soread	Growth Rate	Comments
Betula nigra	River Birch	Small	20	Medium	Deciduous
Myrica cerifera	Wax Myrtle	Small	20	Fast	Evergreen
Cercis canadensis	Eastern Redbud	Small	15	Fast	Pink Flowers In Spring
Lagerstroemia x fauriei 'Natchez'	Crape Myrtle 'Natchez'	Small	20	Fast	White Flower
Prunus mexicana	Mexican Plum	Small	20	Slow	White Flower
Prunus caroliniana	Cherry Laurel	Small	20	Medium	Evergreen
Llex attenuate Var East palatka	East Palatka Holly	Small	15	Slow	Evergreen